

# DEVELOPMENT REVIEW BOARD REPORT



MEETING DATE: January 5, 2006

ITEM NO. 5

SUBJECT	<b>Baraca Estates 18-PP-2005</b>
REQUEST	Request approval of a Preliminary Plat for a 16-lot, Single-Family Residential subdivision, with amended development standards.
OWNER	C. Don Fowler
APPLICANT CONTACT	Cindy Deonti Kimley-Horn & Associates, Inc. 602-906-1176
LOCATION	Northwest corner of Pima and Hawknest Roads.
BACKGROUND	<p><b>Zoning.</b></p> <p>The site is zoned R1-43 ESL. This single-family residential zoning allows single-family dwelling units with 43,000 square foot lots. The Environmentally Sensitive Lands zoning encourages the preservation of natural features and open space and also allows amended development standards.</p> <p><b>Context.</b></p> <p>This site is located on the west side of Pima Road, between Woodley Way and Hawknest Road. This parcel has some rolling hills and washes crossing from the east to west. The existing site improvements are located to the northwest side of the site and include a residence and equestrian improvements.</p> <p><b>Adjacent zoning and uses.</b></p> <p>The area east of Pima Road is planned for Preserve purposes and is unimproved. The properties on the other sides of this subject site consist of existing single-family residences and residences in the construction phase for future occupancy.</p> <p>North: Single-family residences zoned R1-35 ESL (Single-family residential, 35,000 square feet per lot and Environmentally Sensitive Lands).</p> <p>East: Single-family residences zoned R1-43 ESL (Single-family residential, 43,000 square feet per lot and Environmentally Sensitive Lands).</p> <p>South: Single-family residences zoned R1-35 ESL (Single-family residential, 35,000 square feet per lot and Environmentally Sensitive Lands).</p> <p>West: Single-family residences zoned R1-35 ESL (Single-family residential, 35,000 square feet per lot and Environmentally Sensitive Lands).</p>

APPLICANT'S  
PROPOSAL**Goal/Purpose of Request.**

The applicant desires to subdivide this 19.94-acre property into 16 single-family residential lots. Because the site has rolling topography in order to achieve the proposed density of 0.8 units per acre, the applicant requests Amended Development Standards including lot area, lot width, flag lot width, front yard setback, side yard setback, aggregate distance between buildings, rear yard setback, and distance between buildings on adjacent lots. Of these, all meet the allowable 25% reduction for Development Review Board approval.

As justification for the Amended Development Standards, the applicant proposes 0.29 additional acres of Natural Area Open Space. According to the submitted Slope Analysis Plan and Natural Area Open Space Plan, the Natural Area Open Space required is 6.58 acres. The proposed Natural Area Open Space is 7.68 acres.

**Development Information:**

- Parcel Size: 19.94 acres
- Existing Use: Unimproved, Single-family residence with equestrian use
- Proposed Use: Single-family residential subdivision
- Proposed Density: 16 Lots (0.8 units per acre)
- Building Height Allowed: 24-feet

**Key Issues.***Drainage*

The initial submittal proposed full on-site storm water storage. However, that was revised to request a Stormwater Storage Waiver. A stipulation is incorporated that reflects the pending status of the drainage waiver. Findings from the review of the Stormwater Storage Waiver may result in a deficiency in the proposed stormwater storage volume. As a result, additional on-site storm water storage may be required. The proposed number of lots or lot area per lot may be less than the preliminary plat proposes as a result of full engineering requirement for storage volume.

## IMPACT ANALYSIS

**Design.**

The plat proposes a dedication of a 50-foot wide Scenic Corridor easement along Pima Road. The Scenic Corridor Design Guidelines allow a 100-foot wide Scenic Corridor easement or a minimum 100-foot average if both of the following two conditions are met:

- The setback perimeter edge of the Scenic Corridor meanders and the minimum setback is not less than 85-feet.
- If there is a perimeter wall, then the setback edge may not be greater than 7-feet, 4-inches in height from grade. (A perimeter wall is not proposed.)

The guidelines offer additional flexibility in width for Scenic Corridor easements. When a property develops adjacent to an existing dedicated Scenic Corridor, the new scenic corridor may taper at a rate of 1-foot depth to 3-feet width beginning at the same width as the adjacent existing Scenic Corridor dedication, which is 50-feet at the edges of this property.

To fully accomplish the flexible intent of the Scenic Corridor Design Guidelines, the proposed building envelope of Lot 7 and 8 should be adjusted. Lot 8 is proposed with an 80-foot building envelope setback, but could be set at 50-feet along its north side and 72-feet at its south lot line. Lot 7 is proposed with a building envelope at its minimum distance allowing a 65-foot Scenic Corridor, but which should taper from 72-feet on its north side to 100-feet on its south side.

The applicant has agreed to adjust the building envelope to conform with the Scenic Corridor Design Guidelines 1:3 taper and a stipulation is included to assure this is part of the final plat design.

The landscape plan shows lighting within the Scenic Corridor, lighting is not allowed in this location and a stipulation is included that it be removed. Elevation details of the entry feature have not been included and a stipulation requires the applicant return with those plans for separate approval.

**Traffic.**

The proposed street network will consist of a single cul-de-sac street extending from Hawknest Road. Hawknest Road connects to Pima Road, a major arterial, which provides regional access to this site. As a result of this development with 16 lots there would be 160 average daily trips to and from the site.

**Water/Sewer.**

The proposal will connect to existing water and sewer lines. There are no capacity or service concerns.

**Police/Fire.**

The site is located in Police District #3. This property is located between Fire Station 615 (at Ranch Road and Pima Road) and Fire Station #616 (at Cave Creek Road and Pima Road). Both police and fire services exist and there are no anticipated service impacts.

**Schools.**

The Cave Creek School District has been notified of this application and report that this development could yield 4 to 5 students. The School District has capacity for these students with an anticipated distribution as follows: 2 elementary students at Black Mountain Elementary School; 2 junior high students at Desert Arroyo; and 1 high school student at Cactus Shadows.

**Open Space / Trails.**

The open space for this subdivision consists of Natural Area Open Space contained on individual lots and within the Scenic Corridor. A trail is required within the Scenic Corridor along Pima Road. The Scenic Corridor and trail are on the individual lots within an easement.

**Community Involvement.**

The applicant sent letters to 53 surrounding property owners advising them of the proposed subdivision development and inviting them to an informational meeting held on October 5, 2005. Staff has not received any public comment regarding this proposed development.

**STAFF  
RECOMMENDATION**

**Recommended Approach:**

Based on the analysis above, Staff recommends approval, subject to the attached stipulations.

**RESPONSIBLE  
DEPT(S)**

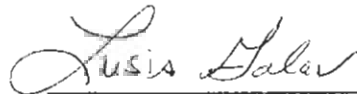
**Planning and Development Services Department**  
Current Planning Services

**STAFF CONTACT(S)**

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Project Coordination Manager  
480-312-7061  
E-mail: [kwauwie@ScottsdaleAZ.gov](mailto:kwauwie@ScottsdaleAZ.gov)

**APPROVED BY**

  
Kira Wauwie, AICP  
Report Author

  
Lusia Galav, AICP  
Current Planning Director  
Phone: 48-312-2506  
E-mail: [lgalav@scottsdaleAZ.gov](mailto:lgalav@scottsdaleAZ.gov)

**ATTACHMENTS**

1. Applicant's Narrative
2. Context Aerial
- 2A. Aerial Close-Up
3. Zoning Map
4. Preliminary Plat
5. Conceptual Landscape Plan
6. Building Envelope Concept Plan
7. NAOS Plan/Analysis
8. Conceptual Entry Plan
9. Proposed Amended Development Standards (6 pgs)
- A. Fire Ordinance Requirements
- B. Stipulations/Zoning Ordinance Requirements



# Project Narrative

This document will be uploaded to a Case Fact Sheet on the City's web site.

Project: 18-PP-005

Project Name:

Project Location:

Project Description:

Project Status:

Project Date:

**Project Location:** NWC Pima Road and Hawknest Road

## Property Details:

☒ Single-Family Residential ☐ Multi-Family Residential ☐ Commercial ☐ Industrial

Current Zoning: R1-43

Proposed Zoning: \_\_\_\_\_

Number of Buildings: \_\_\_\_\_

Parcel Size: 19.94 Acres Gross

Gross Floor Area/Total Units: 16 Lots

Floor Area Ratio/Density: 0.802 DU/Acre Gross

Parking Required: \_\_\_\_\_

Parking Provided: \_\_\_\_\_

Setbacks: N - (front) 30' S - (rear) 27' E - (st ad) 30' W - (lot ad) 15'

## Description of Request:

The subject property comprises approximately 20 acres at the northwest corner of Hawknest and Pima Roads. Woodley Way serves as the property's northern boundary and Hawknest Trail Subdivision (R1-35) is just west of the site. The area east of Pima Road is undeveloped desert range land zoned R1-43. All areas are classified as Environmentally Sensitive Land.

Baraca Estates currently consists of desert rangeland, with the northwest quadrant being occupied with a single home site, which is to be removed. Two meandering braided washes convey off site flow through the development area and into the residential area to the west.

The general topography of the site is relatively flat with west to southwest slopes ranging from 2% to 3%. The majority of this site is composed of undeveloped desert rangeland, with a home site that takes up approximately 3.5 acres in the northwest quadrant of the property.

Off-site flows are conveyed under Pima Road through two culvert locations, with exception of one area which flows over Pima Road. Currently, most of the site drains into one of the two braided washes that run the width of the site, and onto the adjacent property. Both wash corridors have been identified for preservation on the proposed site plan, although lot 14 and 3 are proposed to impact small portions of the southern-most wash.

Please see Sheet 2.

18-PP-2005  
December 27, 2005

Planning and Development Services Department

City of Scottsdale, 4301 East Indian School Road, Suite 100, Scottsdale, AZ 85261 • Phone: 480-342-2000 • Fax: 480-342-2001



# Project Narrative

This document will be uploaded to a Case Fact Sheet on the City's web site.

**Project Location:** NWC Pima Road and Hawknest Road

**Property Details:**

☒ Single-Family Residential    ☐ Multi-Family Residential    ☐ Commercial    ☐ Industrial

Current Zoning: R1-43    Proposed Zoning: \_\_\_\_\_

Number of Buildings: \_\_\_\_\_    Parcel Size: 19.94 Acres Gross

Gross Floor Area/Total Units: 16 Lots    Floor Area Ratio/Density: 0.802 DU/Acre Gross

Parking Required: \_\_\_\_\_    Parking Provided: \_\_\_\_\_

Setbacks:    N - (front) 30'    S - (rear) 27'    E - (st ad) 30'    W - (lot ad) 15'

**Description of Request:**

Continued from Sheet 1:

The development plan for the subject property proposed 16 single family lots under the existing R1-43 ESL zoning district. One access point from Hawknest Road is proposed. This access will be gated and the street will be privately maintained. The internal street has been designed to minimize impact, and building envelopes have been delineated to promote a sense of openness and reduce impact to the natural area.

The natural area open space designation will be applied to most of the land area within the wash corridors and the 100-foot scenic easement provided along Pima Road, in addition, along the Hawknest Road frontage, along Woodley Way, and along the rear of the lots that abut the adjacent property. The NAOS requirement was calculated by conducting a slope analysis of the property and applying the findings within the standards for the upper desert landform classification as provided by the City of Scottsdale Zoning Ordinance.

In conclusion, the proposed site plan meets the requirements of the existing zoning ordinance for the R1-43 ESL district within the provisions for amended development standards. The application includes a request to administratively amend development standards for lot width, lot size, and rear yard setback. Please see the proposed *Amended Development Standards Table* and *Amended Development Standards Justification Form* for a detailed analysis of proposed modifications to the R1-43 standards.

Planning and Development Services Department

City of Scottsdale, 1500 N. Scottsdale Rd., Suite 100, Scottsdale, AZ 85253 • Phone: 480.342.2000 • Fax: 480.342.2000

**Baraca Estates  
Proposed Amended Development Standards  
NWC Hawknest Road and Pima Road**

**Which of the following development standards are requested for amendment?**

<u>X</u> Lot size: % of increase or <u>decrease</u> 25%	Minimum Lot Size 32,250 SF
<u>X</u> Lot width: % of increase or <u>decrease</u> 13%	Minimum Lot Width 130 Ft
<u>X</u> Setbacks: % of increase or <u>decrease</u> 25%	Minimum Front SB 30 Ft
	Minimum Frt(Gar) SB 30 Ft
	Minimum Frt(Cor) SB 30 Ft
	Minimum Frt(Dbl) SB 30 Ft
	Minimum Rear SB 27 Ft
	Minimum Side SB 15 Ft

**What are the major environmental features of the site?**

The site contains two major wash corridors that are incorporated into the site plan as natural open space amenities within the development. Impacts to these areas will be generally restricted, with exception of necessary wash crossing for internal vehicular circulation, and two areas on lots 14 and 3, where a small portion of the southern-most wash may be filled in order to provide a more homogeneous building envelope.

**Describe how these reductions result in better protection of environmental features than if the property were developed using standard lot sizes and setbacks.**

The proposed development standards will minimize the proposed disturbed areas. Building envelopes will be reduced in order to maintain natural, environmentally sensitive areas and to create a more seamless integration of development and open space.

**What is the minimum NAOS required per ordinance?** 7.24 AC

**What is the amount NAOS provided by the client?** 7.68 AC

**What is the percentage of the overall site (gross parcel size) being dedicated in NAOS?** 38%

**Will the NAOS be shown in common tracts and dedicated on the Final Plat?** No.

**Will the NAOS be dedicated with each lot as it comes in for development?** Yes.

*If yes, explain how the City might achieve assurance that NAOS dedications are logical and connect with NAOS areas that will be or have been dedicated.*

The Final Plat will include an NAOS Easement dedication.

**Is the amount of NAOS being dedicated as part of the NAOS Density Incentive Provision of ESLO?** No.

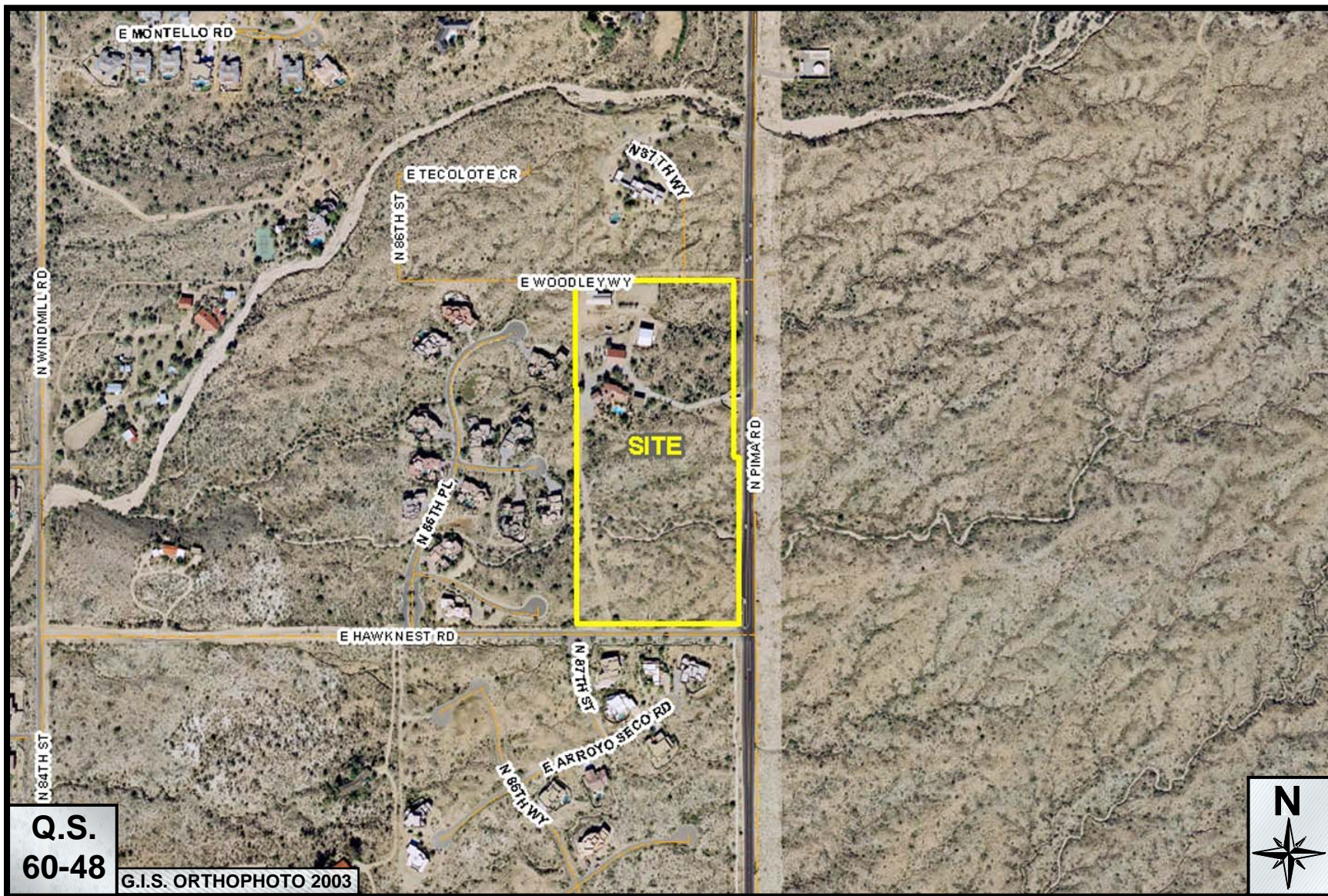
**Baraca Estates  
Proposed Amended Development Standards  
NWC Hawknest Road and Pima Road**

**City of Scottsdale Case No. 322-PA-05**

**Zoning R1-43 with Administrative Amended Development Standards**

	Ordinance Requirements	Amended Standards	Maximum ESLO Reduction
A. Minimum Lot Area	43,000 Sq Ft	32,250 Sq Ft	25%
B. Minimum Lot Width	150 Ft	130 Ft	13%
C. Maximum Building Height	24 Ft	24 Ft	
D. Minimum Yard Setbacks			
Front to Building	40 Ft	30 Ft	25%
Front to Garage	40 Ft	30 Ft	25%
Front, corner lot side street	40 Ft	30 Ft	25%
Front, Double Frontage	40 Ft	30 Ft	25%
Side Yard	20 Ft	15 Ft	25%
Aggregate Between Buildings	40 Ft	30 Ft	25%
Rear Yard	35 Ft	27 Ft	25%
E. Minimum Distance Between Buildings			
Accessory and Main	10 Ft	10 Ft	
Main Bldgs/Adjacent Lots	40 Ft	30 Ft	25%





Baraca Estates

18-PP-2005

ATTACHMENT #2





Baraca Estates

**18-PP-2005**

ATTACHMENT #2A





# LEGAL DESCRIPTION

## PARCEL 1

THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 5 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

EXCEPTING ALL THE COAL AND OTHER MINERALS AS RESERVED TO THE UNITED STATES OF AMERICA, AS SET FORTH IN THE RECORDED PATENT OF SAID LAND.

## PARCEL 2

THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 5 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

EXCEPTING ALL THE COAL AND OTHER MINERALS AS RESERVED TO THE UNITED STATES OF AMERICA, AS SET FORTH IN THE RECORDED PATENT OF SAID LAND.

## BASIS OF BEARING

NORTH 00°01'47" EAST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 5 NORTH, RANGE 4 EAST, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, PER RECORD OF SURVEY PLUS SUBDIVISION RECORDED IN BOOK 472, PAGE 2, MARICOPA COUNTY RECORDS.

FIG 2-1/2" SLO. BRASS CAP  
N/4 COR SEC 1  
T.5N. R.4E.

84TH STREET

NOT FOUND  
NOT SET

CONNECT TO EXISTING  
SEWER AT 84TH PL.

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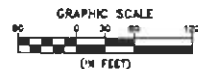
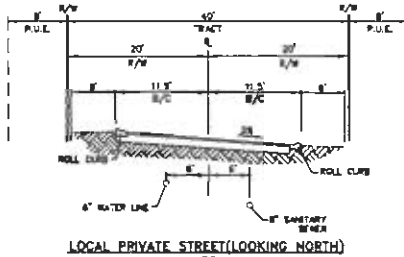
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# PRELIMINARY PLAT FOR BARACA ESTATES SCOTTSDALE, AZ

A PORTION OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 5 NORTH,  
RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN,  
MARICOPA COUNTY, ARIZONA



TRACT	AREA (AC)	PERCENT	AREA (AC)
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4	1.00	100.00	1.00
5	1.00	100.00	1.00
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94	1.00	100.00	1.00
95	1.00	100.00	1.00
96	1.00	100.00	1.00
97	1.00	100.00	1.00
98	1.00	100.00	1.00
99	1.00	100.00	1.00
100	1.00	100.00	1.00



## VICINITY MAP

## ENGINEER

KIMLEY-HORN & ASSOCIATES, INC.  
7878 N. 16TH ST. SUITE 200  
PHOENIX, ARIZONA 85020  
TELEPHONE: (602) 944-5500  
CONTACT: MICHAEL L. DELAMATER, P.E.

## LAND PLANNER

KIMLEY-HORN & ASSOCIATES, INC.  
7878 N. 16TH ST. SUITE 200  
PHOENIX, ARIZONA 85020  
TELEPHONE: (602) 944-5500  
CONTACT: MICHAEL L. DELAMATER, P.E.

## SITE DATA

NET AREA = 19.94 AC  
TRACT A = 1.25 AC  
TRACT B = 0.12 AC  
TRACT C = 0.18 AC  
TRACT D = 0.21 AC  
TRACT E = 0.08 AC  
TOTAL LOT AREA = 15.07 AC  
TOTAL LOT COUNT = 18  
MINIMUM LOT AREA = 48,580 SF  
MINIMUM LOT AREA = 32,811 SF  
AVERAGE LOT AREA = 42,888 SF  
GROSS DENSITY = 0.802 DU/AC

## UTILITIES

WATER & SEWER CITY OF SCOTTSDALE  
ELECTRIC SHIP  
TELEPHONE CHRYST  
GAS SOUTHWEST GAS  
CABLE T.V. COX COMMUNICATIONS

## SETBACK TABLE

FRONT	30'
REAR	30'
SIDE	15'
(ADJ. STREET)	15'

## ZONING

R1-45 (SINGLE FAMILY RESIDENTIAL)  
CITY OF SCOTTSDALE ZONING  
MIN. LOT SIZE FOR PROPOSED  
PROPOSED DEVELOPMENT STANDARDS  
ADDITIONAL USE RULES PROHIBIT:

## LEGEND

PROPERTY LINE  
PROPOSED EASEMENT  
EXISTING EASEMENT  
PROPOSED SEWER LINE  
EXISTING SEWER LINE  
PROPOSED WATER LINE  
EXISTING WATER LINE  
PROPOSED CULVERT  
EXISTING CULVERT  
PROPOSED RIGHT-OF-WAY  
EXISTING RIGHT-OF-WAY  
PROPOSED EDGE OF PAVEMENT  
EXISTING EDGE OF PAVEMENT  
PROPOSED CENTERLINE  
EXISTING CENTERLINE  
PROPOSED FENCE LINE  
EXISTING FENCE LINE  
PROPOSED SURVEY MONUMENT  
EXISTING SURVEY MONUMENT  
PROPOSED FIRE HYDRANT  
EXISTING FIRE HYDRANT  
PROPOSED FIRE MONUMENT  
EXISTING FIRE MONUMENT  
PUBLIC UTILITY EASEMENT  
RIGHT-OF-WAY  
BACK OF CURB  
TYPICAL  
PROPOSED LOT NUMBERS  
EXISTING ASPHALT PAVEMENT

FIG 3" (CON) DOWN  
N/4 COR SEC 1  
T.5N. R.4E.

18-PP-2005  
REV: 12/14/2005



*B A R A C A   E S T A T E S*

## CONCEPTUAL PLAN

18-PP-2005  
REV: 12/14/2005

# LEGAL DESCRIPTION

## PARCEL 1

THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 5 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

EXCEPTING ALL THE OIL AND OTHER MINERALS AS RESERVED TO THE UNITED STATES OF AMERICA, AS SET FORTH IN THE RECORDED PATENT OF SAID LAND.

## PARCEL 2

THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 5 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

EXCEPTING ALL THE OIL AND OTHER MINERALS AS RESERVED TO THE UNITED STATES OF AMERICA, AS SET FORTH IN THE RECORDED PATENT OF SAID LAND.

## BASIS OF BEARING

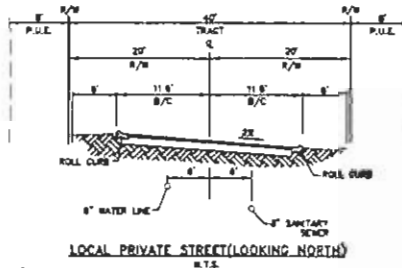
NORTH 00°00'00" EAST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 5 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, FOR RECORD OF SURVEY PLUS SUBDIVISION RECORDED IN BOOK 472, PAGE 2, MARICOPA COUNTY RECORDS.

FIG 2-1/2" G.S. BRASS CAP  
N1/4 COR SEC 1  
T.5N. R.4E.

FIG 3-1/2" BORN MARICOPA COUNTY JOB 308 N1/4 COR SEC 1 T.5N. R.4E.

# BUILDING ENVELOPE CONCEPT PLAN FOR BARACA ESTATES SCOTTSDALE, AZ

A PORTION OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 5 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



TRACT	AREA	PERCENT	DATE
1	20.00	100.00	1/1/00
2	20.00	100.00	1/1/00
3	20.00	100.00	1/1/00
4	20.00	100.00	1/1/00
5	20.00	100.00	1/1/00
6	20.00	100.00	1/1/00
7	20.00	100.00	1/1/00
8	20.00	100.00	1/1/00
9	20.00	100.00	1/1/00
10	20.00	100.00	1/1/00

## ENGINEER

WALTER H. HARRIS, INC.  
7075 N. 19TH ST. SUITE 400  
PHOENIX, ARIZONA 85020  
TELEPHONE: (602) 944-3888  
FAX: (602) 944-3889  
CONTACT: MICHAEL L. DELAMATER, P.E.

## OWNER/DEVELOPER

BARACA ESTATES, INC.  
1000 N. GILBERT RD. #100  
SCOTTSDALE, ARIZONA 85258  
TELEPHONE: (480) 416-8800  
FAX: (480) 416-8801  
CONTACT: WALTER HARRIS

## LAND PLANNERS

WALTER H. HARRIS, INC.  
7075 N. 19TH ST. SUITE 400  
PHOENIX, ARIZONA 85020  
TELEPHONE: (602) 944-3888  
FAX: (602) 944-3889  
CONTACT: MICHAEL L. DELAMATER, P.E.

## SURVEYOR

WALTER H. HARRIS, INC.  
7075 N. 19TH ST. SUITE 400  
PHOENIX, ARIZONA 85020  
TELEPHONE: (602) 944-3888  
FAX: (602) 944-3889  
CONTACT: WALTER HARRIS

## SITE DATA

TRACT AREA	10.00 AC
TRACT 1	10.00 AC
TRACT 2	10.00 AC
TRACT 3	10.00 AC
TRACT 4	10.00 AC
TRACT 5	10.00 AC
TRACT 6	10.00 AC
TRACT 7	10.00 AC
TRACT 8	10.00 AC
TRACT 9	10.00 AC
TRACT 10	10.00 AC

## BENCHMARK

WALTER H. HARRIS, INC.  
7075 N. 19TH ST. SUITE 400  
PHOENIX, ARIZONA 85020  
TELEPHONE: (602) 944-3888  
FAX: (602) 944-3889  
CONTACT: WALTER HARRIS

## UTILITIES

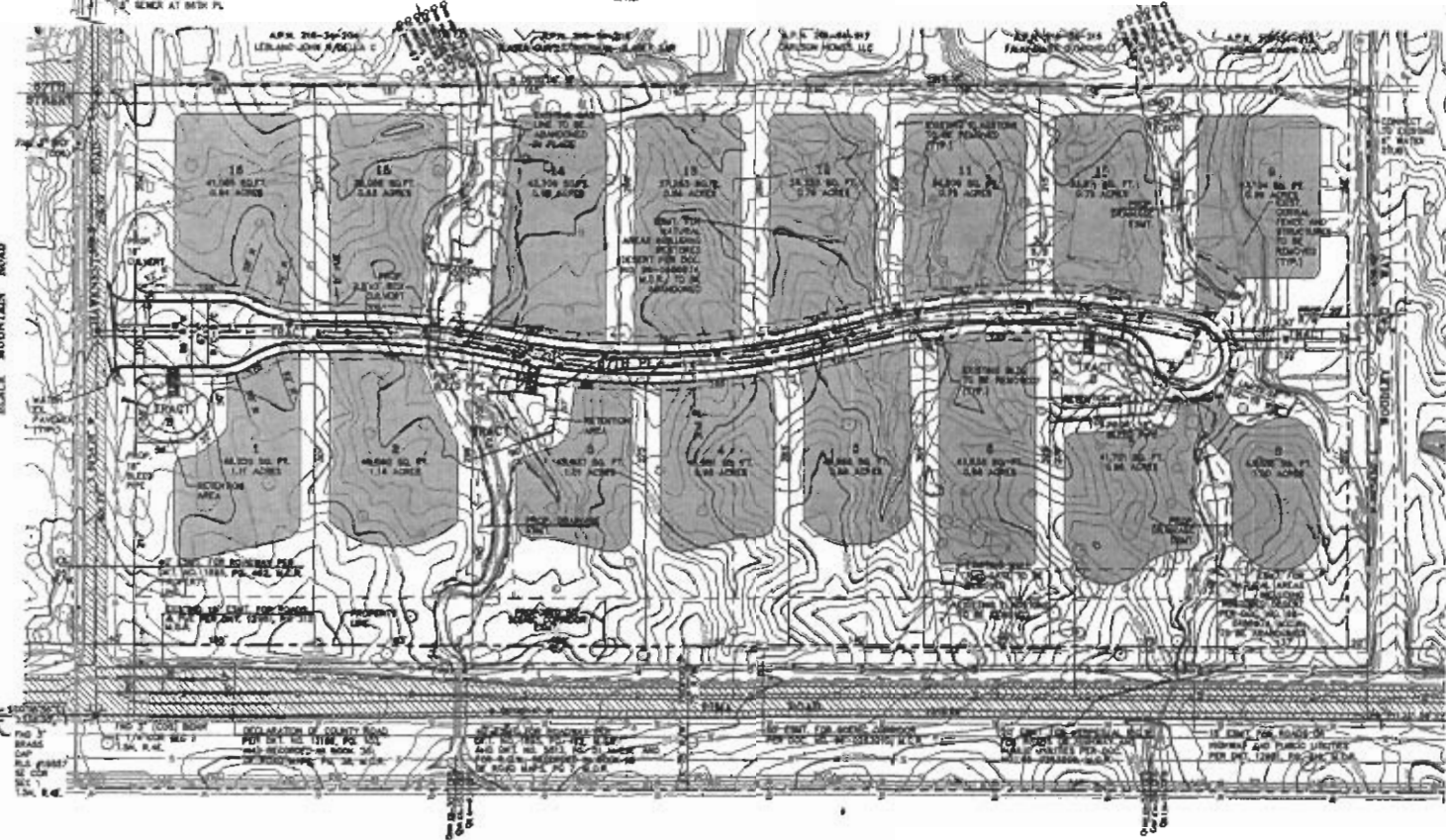
WATER & SEWER  
ELECTRIC  
TELEPHONE  
GAS  
CABLE TV

## RETRACT TABLE

TRACT 1	10.00 AC
TRACT 2	10.00 AC
TRACT 3	10.00 AC
TRACT 4	10.00 AC
TRACT 5	10.00 AC
TRACT 6	10.00 AC
TRACT 7	10.00 AC
TRACT 8	10.00 AC
TRACT 9	10.00 AC
TRACT 10	10.00 AC

## LEGEND

PROPERTY LINE	---
PROPOSED EASEMENT	---
EXISTING EASEMENT	---
PROPOSED SEWER LINE	---
EXISTING SEWER LINE	---
PROPOSED WATER LINE	---
EXISTING WATER LINE	---
PROPOSED LOT LINE	---
PROPOSED POINT-OF-BAY	---
PROPOSED EDGE OF PAVEMENT	---
EXISTING EDGE OF PAVEMENT	---
PROPOSED CENTERLINE	---
EXISTING CENTERLINE	---
PROPOSED SURVEY MONUMENT	---
PROPOSED MONUMENT	---
EXISTING MONUMENT	---
PROPOSED HYDRANT	---
EXISTING HYDRANT	---
PROPOSED UTILITY EASEMENT	---
POINT-OF-BAY	---
EDGE OF CURB	---
TYPICAL	---
PROPOSED LOT MONUMENT	---
EXISTING ASPHALT PAVEMENT	---



18-PP-2005  
REV: 12/14/2005



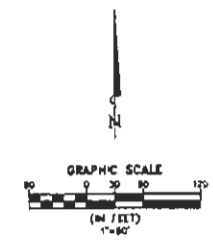


**LEGEND:**

- NATURAL N.A.O.S. AREA
- RE-VEGETATED SCARRED N.A.O.S. AREA
- RE-VEGETATED N.A.O.S. AREA

**PROJECT INFORMATION**

PROJECT LOCATION: NORTHWEST CORNER OF PIMA ROAD AND MARSHBURY ROAD  
 CROSSING AREA: 18.94 AC  
 CURRENT ZONING DISTRICT: RT-43 (SINGLE FAMILY RESIDENTIAL)  
 NUMBER OF LOTS: 16  
 CROSS DENSITY: 0.802 DU/AC  
 N.A.O.S. REQUIRED PER SLOPE ANALYSIS: 8.90 AC  
 MINIMUM LOT SIZE PER PROPOSED AMENDED DEVELOPMENT STANDARDS: 32,000 S.F.



**N.A.O.S. CALCULATIONS (WITH CREDIT)**

N.A.O.S. REQUIRED PER SLOPE ANALYSIS: 8.90 AC  
 N.A.O.S. REQUIRED WITH AMENDED STD: 8.90 AC + 10% = 9.79 AC  
 NATURAL N.A.O.S. PROVIDED: 5.30 AC  
 SCARRED N.A.O.S. TO BE RE-VEGETATED: 0.48 AC  
 NATURAL N.A.O.S. PROVIDED WITH CREDIT: 5.00 AC + 3 X 0.48 AC = 5.98 AC  
 RE-VEGETATED N.A.O.S. PROVIDED: 1.72 AC  
 TOTAL RE-VEGETATED N.A.O.S. PROVIDED: 3.20 AC  
 TOTAL N.A.O.S. PROVIDED: 8.98 AC + 1.79 AC = 3.88 AC  
 PERCENT TOTAL RE-VEGETATED N.A.O.S.: 8.90 AC / 7.88 AC = 113%

\*10% ADDITIONAL REQUIRED N.A.O.S. PER CITY OF SCOTTSDALE DUE TO PROPOSED AMENDED STANDARDS.  
 ADDITIONAL N.A.O.S. PROVIDED VS. REQUIRED = 7.88 / 8.98 = 178. > 10% REQUIRED FOR AMENDED STANDARDS. THEREFORE OKAY.

**TOTAL PROVIDED N.A.O.S. AREA**

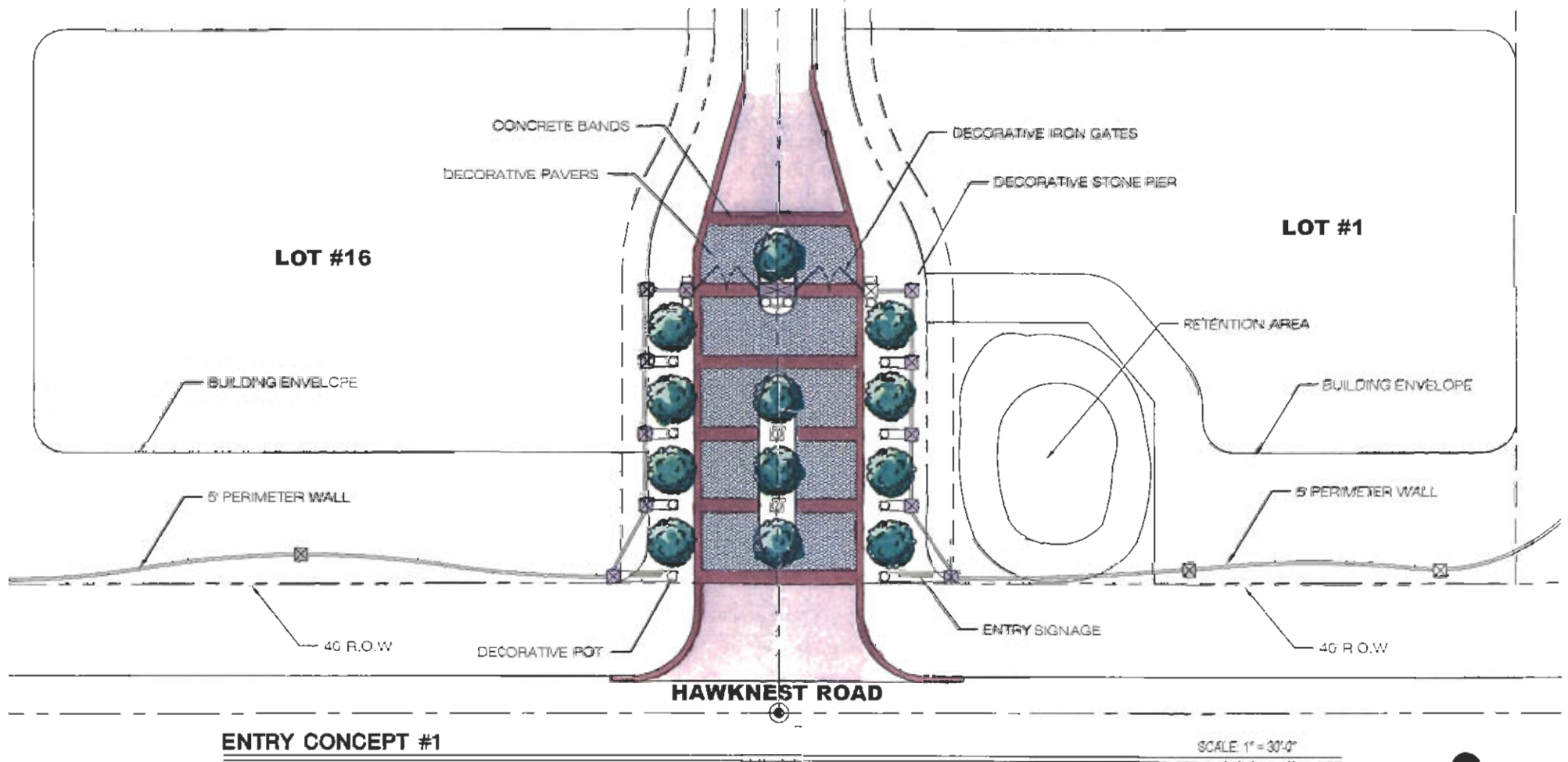
LOT NUMBER	TOTAL AREA ACRES	TOTAL N.A.O.S. AREA ACRES	RE-VEGETATED N.A.O.S. AREA ACRES	SCARRED RE-VEGETATED N.A.O.S. AREA ACRES	NATURAL N.A.O.S. AREA ACRES
1	1.11	0.84	0.07	0.00	0.87
2	1.14	0.58	0.07	0.00	0.51
3	1.01	0.94	0.06	0.00	0.88
4	0.95	0.46	0.06	0.00	0.43
5	0.80	0.49	0.10	0.00	0.39
6	0.98	0.38	0.14	0.00	0.25
7	0.88	0.50	0.07	0.00	0.43
8	1.00	0.67	0.13	0.00	0.54
9	0.88	0.77	0.09	0.12	0.06
10	0.75	0.29	0.10	0.08	0.11
11	0.79	0.18	0.07	0.08	0.03
12	0.79	0.20	0.04	0.07	0.08
13	0.85	0.26	0.07	0.06	0.14
14	0.98	0.42	0.07	0.03	0.32
15	0.83	0.30	0.07	0.01	0.22
16	0.84	0.38	0.07	0.04	0.27
TRACT A	1.27	0.00	0.00	0.00	0.00
TRACT B	0.12	0.12	0.12	0.00	0.00
TRACT C	0.16	0.16	0.11	0.00	0.05
TRACT D	0.21	0.21	0.21	0.00	0.00
TRACT E	0.08	0.00	0.00	0.00	0.00
TOTALS	16.88	7.20	1.72	0.48	5.00

BARACA ESTATES  
N.A.O.S. ANALYSIS  
SCOTTSDALE, ARIZONA

MINLEY-HORN  
and Associates, Inc.  
10001 N. 10th Street, Suite 100  
Phoenix, Arizona 85028 (602) 944-1000

SCALE: 1" = 80'  
REVISIONS BY: CND  
DATE: DEC 2000

PROJECT NO: 19124000  
DRAWING NAME: 124000A008  
1 of 1



# BARACA ESTATES

## CONCEPTUAL PLAN



Integrated environments  
 Real-estate solutions  
 since 1995  
 10000 10th Ave. N.  
 Suite 100  
 Minneapolis, MN 55412  
 Tel: 612.339.9777  
 Fax: 612.339.9778  
 Email: info@ibconsulting.com

18-PP-2005  
 10/05/05



**Baraca Estates**  
**AMENDED DEVELOPMENT STANDARDS**  
**City of Scottsdale Zoning Ordinance**  
**NWC Pima Road and Hawknest Road**

**Sec. 5.100. R1-43 SINGLE-FAMILY RESIDENTIAL DISTRICT.**

**Sec. 5.101. Purpose.**

**This district is intended to promote and preserve residential development. Large lots are required to maintain a low density of population. The principal land use is single-family dwellings and uses incidental or accessory thereto together with required recreational, religious and educational facilities.**

**Sec. 5.102. Use regulations.**

A. Permitted uses. Buildings, structures or premises shall be used and buildings and structures shall hereafter be erected, altered or enlarged only for the following uses:

1. Accessory buildings, private swimming pools, home occupations and other accessory uses.
2. Adult care homes; subject to the following criteria:
  - a. Floor area ratio: In no case shall the gross floor area of the structure(s) exceed an amount equal to thirty-five hundredths (0.35) multiplied by the net lot area.
  - b. Capacity: The maximum number of residents other than the manager or owner and/or day care clients at the home shall be ten (10).
  - c. Location: An adult care home shall not be located within seven hundred fifty (750) feet of another adult care home on the same street frontage or within five hundred (500) feet in any other direction of another adult care home.
  - d. Compatibility: The home and its premises shall be maintained in a clean, well-kept condition that is consistent in materials and design style with homes in the surrounding or adjacent neighborhood.
  - e. Parking: All parking for the owner and any employees shall be provided in off-street locations but in no case shall parking occupy more than three-tenths (0.3) of the required front yard.
3. Day care home.
4. Day care group home.
5. Dwelling units, single-family.

6. Guest houses with cooking facilities, as an accessory use subject to the following criteria:
  - a. The minimum lot size shall be thirty-five thousand (35,000) square feet.
  - b. No more than one (1) per lot shall be permitted.
  - c. Parking shall be located behind the established front building line.
  - d. The square footage shall be no greater than one-half the square footage of the principal building.
7. Model homes.
8. Municipal uses.
  - 8.1. Wireless communications facilities; Types 1, 2, and 3, subject to the requirements of Sections 1.906, 3.100 and 7.200.
9. Private tennis courts.
10. Public elementary and high schools.
11. Temporary sales office buildings and buildings for uses incidental to construction work, to be removed upon completion or abandonment of construction work.
12. Churches and places of worship; subject to Development Review Board approval and compliance with the following standards, as well as those otherwise required in the district:
  - a. Lot area: The minimum lot area shall be equal to that required for the district, except that no lot shall be less than twenty thousand (20,000) square feet (net).
  - b. Floor area ratio: In no case shall the gross floor area of the structure(s) exceed an amount equal to two-tenths (0.2) multiplied by the net lot area.
  - c. Building height: Development Review Board may allow building heights, including towers, spires, and mechanical equipment (such equipment must be screened) limited to thirty (30) feet in height, and may allow a maximum of ten (10) percent of the roof area to exceed the height limit by fifteen (15) feet. Height and location are subject to the Development Review Board review and approval for compatibility with the established neighborhood character. Maximum permissible heights may not be achievable in all neighborhoods. (This provision supersedes sections 7.100--7.102, exceptions to height restrictions, which shall not apply to churches within this district.)

d. Open space: In no case shall the open space requirement be less than twenty-four (24) percent of the total lot area for zero (0) to twenty (20) feet of total building height, plus four-tenths (0.4) percent of the total site for each foot of height above twenty (20) feet. All NAOS requirements of the district must be met and may be applied towards the overall open space requirement subject to compliance with NAOS standards.

e. Parking: Parking shall observe the minimum front yard setbacks of the district for all frontages. On streets classified by the Scottsdale General Plan as major arterial or greater, parking may be located between the established front building line and the front yard setback. On all other street classifications, parking shall be located behind the established front building line(s).

A minimum of fifteen (15) percent of all parking areas shall be landscaped.

A ten-foot minimum landscape setback shall be provided where parking is adjacent to residential districts.

f. Lighting: All pole mounted lighting shall be directed down and shielded and shall be a maximum of sixteen (16) feet in height.

All lighting adjacent to residential districts shall be set back a minimum of thirty (30) feet from the property line. All lighting, other than security, shall be shut off by 10:00 p.m.

g. Screening: There shall be a minimum six-foot high masonry wall and/or landscape screen, as approved by the Development Review Board, on the side and rear property lines that are adjacent to residential districts.

There shall be a three-foot high landscaped berm along all street frontage where parking occurs.

### **Sec. 5.103. Approvals required.**

Prior to development of any municipal use, or any use requiring a conditional use permit, Development Review Board approval shall be obtained as outlined in article I, section 1.900 hereof.

(Ord. No. 3225, § 1, 5-4-99)

### **Sec. 5.104. Property development standards.**

The following property development standards shall apply to all land and buildings in the R1-43 district:

A. Lot area.

1. Each lot shall have a minimum lot area of not less than ~~forty-three thousand (43,000)~~ **THIRTY TWO THOUSAND TWO HUNDRED FIFTY (32,250)** square feet.

2. If a parcel of land or a lot of record in separate ownership has less width or area than herein required and has been lawfully established and recorded prior to the date of the passage of this ordinance, such lot may be used for any purpose permitted in this section.

B. Lot dimensions.

Width. All lots shall have a minimum lot width of ~~one hundred fifty (150) feet~~ **ONE HUNDRED THIRTY (130) FEET AND FLAG LOTS SHALL HAVE A MINIMUM LOT WIDTH OF TWENTY (20) FEET.**

C. Density. There shall be not more than one (1) single-family dwelling unit on any one (1) lot.

D. Building height. No building shall exceed thirty (30) feet in height, except as otherwise provided in article VII.

E. Yards.

1. Front Yard.

a. There shall be a front yard having a depth of not less than ~~forty (40)~~ **THIRTY (30)** feet.

b. Where lots have a double frontage on two (2) streets, the required front yard of ~~forty (40)~~ **THIRTY (30)** feet shall be provided on both streets.

c. On a corner lot, the required front yard of ~~forty (40)~~ **THIRTY (30)** feet shall be provided on each street. No accessory buildings shall be constructed in a front yard. Exception: On a corner lot which does not abut a key lot or an alley adjacent to a key lot, accessory buildings may be constructed in the yard facing the side street.

2. Side Yard. There shall be a side yard of not less than ~~twenty (20)~~ **FIFTEEN (15)** feet on each side of a building.

3. Rear Yard. There shall be a rear yard having a depth of not less than ~~thirty-five (35)~~ **TWENTY SEVEN (27)** feet.

4. Other requirements and exceptions as specified in article VII.

F. Distance between buildings.

1. There shall be not less than ten (10) feet between an accessory building and the main building.

2. The minimum distance between main buildings on adjacent lots shall be not less than ~~forty (40)~~ **THIRTY (30)** feet.

G. Buildings, walls, fences and landscaping.

1. Eight-foot walls, fences and hedges are allowed on the property line or within the required side and rear yard. Walls, fences and hedges up to twelve (12) feet are allowed subject to a twenty-foot setback from the side and rear property line. Walls, fences and hedges shall not exceed three (3) feet in height on the front property line or within the required front yard, except as provided in article VII. The height of the wall or fence is measured from the inside of the enclosure. Exception: Where a corner lot does not abut a key lot or an alley adjacent to a key lot, the height of walls, fences and hedges in the yard facing the side street need only conform to the side yard requirements.

2. A minimum of five (5) percent of all parking lot areas shall be landscaped as determined by use permit. All landscaped areas shall be maintained to city standards.

H. Access. All lots shall have vehicular access on a dedicated street, unless a secondary means of permanent vehicular access has been approved on a subdivision plat.

I. Corral. Corral not to exceed six (6) feet in height shall be permitted on the property line or within the required front, side or rear yard.

(Ord. No. 2509, § 1, 6-1-93)

**Sec. 5.105. Off-street parking.**

The provisions of article IX shall apply.

**Sec. 5.106. Signs.**

The provisions of article VIII shall apply.

Baraca Estates  
NWC Pima Rd & Hawkne  
Scottsdale, Az

## FIRE ORDINANCE REQUIREMENTS

(INCORPORATE THE DESIGNATED STIPULATIONS INTO FINAL PLAT)

- |   |   |
|---|---|
| <p><input checked="" type="checkbox"/> 1. PREMISES IDENTIFICATION TO BE LEGIBLE FROM STREET OR DRIVE &amp; MUST BE ON ALL PLANS.</p> <p><input type="checkbox"/> 2. FIRE LANES &amp; EMERGENCY ACCESS SHALL BE PROVIDED &amp; MARKED IN COMPLIANCE WITH CITY ORDINANCE &amp; IFC AT THE FOLLOWING LOCATIONS.</p> <p>_____</p> <p>_____</p> <p>_____</p> <p><input checked="" type="checkbox"/> 3. IT IS THE DEVELOPERS RESPONSIBILITY TO DETERMINE ULTIMATE COMPLIANCE WITH THE FAIR HOUSING ADMENDMENTS ACT &amp; AMERICANS WITH DISABILITIES ACT &amp; INCORPORATE SAME INTO THEIR BUILDING PLANS.</p> <p><input checked="" type="checkbox"/> 4. PROVIDE A KNOX ACCESS SYSTEM:</p> <p style="margin-left: 20px;"><input checked="" type="checkbox"/> A. KNOX BOX</p> <p style="margin-left: 20px;"><input type="checkbox"/> B. PADLOCK</p> <p style="margin-left: 20px;"><input checked="" type="checkbox"/> C. KNOX OVERRIDE &amp; PRE-EMPTION STROBE SWITCH FOR AUTOMATIC GATES.</p> <p><input type="checkbox"/> 5. ADD 2-1/2" WET FIRE HOSE VALVES (NSHT) IF FLOOR AREA EXCEEDS 10,000 SQ. FT. PER FLOOR LEVEL AND/OR IF FIRE DEPT. ACCESS IS LIMITED TO LESS THAN 360°. _____</p> <p><input checked="" type="checkbox"/> 6. PROVIDE ALL WEATHER ACCESS ROAD (MIN. 16") TO ALL BUILDINGS &amp; HYDRANTS FROM PUBLIC WAY DURING CONSTRUCTION.</p> <p><input checked="" type="checkbox"/> 7. NUMBER OF FIRE HYDRANTS REQUIRED, 3. DEVELOPER SHALL HAVE THE REQUIRED HYDRANTS INSTALLED &amp; OPERABLE PRIOR TO THE FOOTING INSPECTION. HYDRANTS SHALL BE SPACED AT A MAXIMUM OF 1200 AT 1000 GPM. THE DEVELOPER SHALL MAKE THE C.O.S. APPROVED CIVIL WATER PLANS AVAILABLE TO THE FIRE SPRINKLER CONTRACTOR.</p> | <p><input type="checkbox"/> 8. SPRINKLER SYSTEM SHALL BE INSTALLED TO COMPLY WITH MINIMUM NFPA CRITERIA 2002 EDITION &amp; SCOTTSDALE REVISED CODES. SYSTEMS WITH 100 HEADS OR MORE SHALL HAVE OFF-SITE MONITORING. AFTER BUILDING PLAN REVIEW, INSTALLING CONTRACTOR SHALL SUBMIT (3) THREE COMPLETE SETS OF DRAWINGS &amp; HYDRAULIC CALCULATIONS REVIEWED BY A MINIMUM NICET III DESIGN TECHNICIAN.</p> <p><input checked="" type="checkbox"/> 9. MODIFIED NFPA 13-D SYSTEM (2002 EDITION) WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS.</p> <p><input type="checkbox"/> 10. MODIFIED NFPA 13R SYSTEM (2002 EDITION) WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS IN DWELLING UNITS &amp; ATTIC AREAS FED FROM SEPARATE FIRELINE PER C.O.S. ORDINANCE &amp; INTERPRETATIONS &amp; APPLICATIONS. CALCULATE UP TO FOUR REMOTE HEADS &amp; 900 SQ FT MIN. IN ATTIC.</p> <p><input type="checkbox"/> 11. NFPA (2002 EDITION) COMMERCIAL SYSTEM / DESIGN CRITERIA:</p> <p><input type="checkbox"/> 12. BACKFLOW PREVENTION WILL BE REQUIRED ON VERTICAL RISER FOR CLASS 1 &amp; 2 FIRE SPRINKLER SYSTEMS PER SCOTTSDALE REVISED CODE.</p> <p><input checked="" type="checkbox"/> 13. FIRELINE, SPRINKLER &amp; STANDPIPE SYSTEM SHALL BE FLUSHED &amp; PRESSURE TESTED PER NFPA STANDARDS &amp; SCOTTSDALE REVISED CODES.</p> <p><input type="checkbox"/> 14. FDC SIAMESE CONNECTIONS FOR SPRINKLERS AND/OR STANDPIPES WILL BE LOCATED PER ORDINANCE AND/OR AT AN APPROVED LOCATION. MINIMUM SIZE 2-1/2 x 2-1/2 x _____ (NSHT)</p> <p style="margin-left: 20px;"><input type="checkbox"/> 4' TO 8' BACK OF CURB; INDEP. WET LINE.</p> <p style="margin-left: 20px;"><input type="checkbox"/> WALL MOUNTED - 15' CLEAR OF OPENINGS.</p> <p><input checked="" type="checkbox"/> 15. STREETS AND PRIVATE DRIVEWAYS BE DESIGNED TO MIN 100 YEAR FOR EMERGENCY VEHICLE ACCESS.</p> |
|---|---|

## ATTACHMENT A

## **Stipulations for Case: 18-PP-2005**

### **Case Name: Baraca Estates**

Unless otherwise stated, the developer agrees to complete all requirements prior to final plan approval, to the satisfaction of Project Coordinator and the Final Plans staff.

### **Applicable Documents, Plans, And Relevant Cases**

1. The improvement plans and plat shall be in substantial conformance to the following documents except as required by the Revised Scottsdale City Code, and the stipulations herein:

#### **General Documents**

- a. The location and configuration of all site improvements shall be constructed to be consistent with the Preliminary Plat submitted by Kimley-Horn and Associates, Inc., dated 12/14/05 by City staff.
- b. The Design Standards and Policies Manual (DS&PM).

#### **Planning Documents**

- c. Each lot shall be constructed to comply with the Amended Development Standards submitted by Kimley-Horn and Associates, Inc., dated 12/16/05 by City staff.
- d. Landscaping, including quantity, size, and location of materials shall be installed to be consistent with the conceptual landscape plan submitted by Integrated Environment Studio, L.L.C., dated 12/14/05 by City staff.
- e. The NAOS, including quantity, size, and location shall be installed to be consistent with the Natural Area Open Space (NAOS) Analysis exhibit submitted by Kimley-Horn and Associates, Inc., dated 12/14/05 by City staff.

#### **Engineering Documents**

- f. Preliminary Drainage Report for Baraca estates ; prepared by Kimley-Horn dated 10-05-05.
- g. Preliminary Grading and Drainage Plan for Baraca estates; prepared by Kimley-Horn, dated 10-05-05.
- h. Water System Basis of Design Report for Baraca estates; prepared by Kimley-Horn, 12-02-05.
- i. Wastewater System Basis of Design Report for Baraca estates; prepared by Kimley-Horn., 12-02-05.

### **Subdivision Plat Requirements**

#### **Subdivision Design**

#### **DRB Stipulations**

2. The final plat and the final improvement plans shall identify the ownership, use and the maintenance responsibilities of any land not used for residential lots.
3. Provide the following note on the final plat: Each lot contains a maximum building construction envelope approved by the City of Scottsdale's Development Review Board. The building envelope exhibit is on file at the City of Scottsdale. No buildings shall be located outside of the construction envelope.
4. Provide the following note to the final plat: Land designated as Natural Area Open Space (NAOS) shall be permanently maintained as natural desert space pursuant to the City of Scottsdale's Environmentally Sensitive Lands Ordinance. Designated NAOS areas shall not be accepted for the maintenance, or property ownership by the City of Scottsdale without expressed action of the City of Scottsdale's City Council. Before any improvement is accepted, it shall meet City standards. Failure



to maintain the designated NAOS areas could result in a civil action brought by the City for costs incurred by the City of Scottsdale for maintenance and preservation.

5. The minimum total NAOS to be dedicated for this project shall be 7.68 acres.
6. *The Developer shall submit application for and receive approval for the release of any existing easements on site that are not to be used with new development: Those include: 50-foot Scenic Corridor Easement Maricopa County Recorder (MCR) #96/0263210, Natural Area Open Space Easement MCR #96/0486974, and Drainage Easement MCR #96/0263208. Easement releases must be approved and recorded prior to final plat approval.*
7. *Dedicate a Scenic Corridor Easement and Public Trail Easement adjacent to Pima Road measured from the eastern property line of the subdivision after seventy-five (75) foot width Pima Road right-of-way dedication. The Scenic Corridor Easement western boundary shall follow a line that begins at not less than 50-feet at the north property line of Lot 8 continuing to not less than 72 feet at the north side of Lot 7 and ending at not less than 100-feet on the south side of Lot 7. From that point the Scenic Corridor Easement shall continue south along the east sides of the proposed building envelopes as shown on the Building Envelope Concept Plan by Kimley-Horn and Associates, Inc. with a staff date of 12/14/2005.*
8. *The building envelop of Lot 6 shall be revised to an organic form from its currently proposed rectangular shape.*
9. *Areas of drainage easements, scenic corridor/trail easement, NAOS, and areas within the 100-year high water elevation (HWE) of any wash of 50 cubic feet per second (cfs) or greater pre-development flow shall not be included within the building envelope of any lot.*
10. *Provide a native plant inventory for the entire site, including proposed NAOS and scenic corridor areas, with final plans submittal.*
11. *Provide a cuts and fills exhibit for the site identifying areas of cuts and fills required for site improvements with final plans submittal.*

#### **Ordinance**

- A. *The Developer shall provide a separate, dimensioned, building envelope exhibit with the final plat review.*

#### **Street Dedication Requirements**

#### **Ordinance**

- B. *The developer shall provide the following street rights-of-way:*

<b>STREET NAME</b>	<b>STREET TYPE</b>	<b>R.O.W. DEDICATION</b>
Pima Road	Major Arterial	75' (half dedication)
Woodley Way	Local Residential	20' (half Street)
Hawknest Road	Local Collector	30' (half Street)
Internal street	Local Residential	40' (full width) – ESL Road Design Standards, per Fig. 700-5, Local Residential Street, and 700-6, Residential Cul-de-sac Street

**Easements****DRB Stipulations**

## 12. Sight Distance Easements

The sight distance easements shall be dedicated over sight distance triangles. Sight distance triangles shall be pursuant to figures: 3.1-13 and 3.1-14 of Section 3.1 of the City's Design Standards and Policies Manual, published December 1999.

- a. Provide the following note on final plat: Sight distance easements shall be clear of landscaping, signs, or other visibility obstructions between 2 feet and 7 feet as determined by the City of Scottsdale.

## 13. Vehicular Non-Access Easement:

- a. Prior to final plan approval, the developer shall dedicate a 1-foot wide vehicular non-access easement along the property frontage on Pima Road except at the approved driveway location.

## 14. Indemnity Agreements:

- a. When substantial improvements or landscaping are proposed within a utility easement, an indemnity agreement shall be required. The agreement shall acknowledge the right of the City to access the easement as necessary for service or emergencies without responsibility for the replacement or repair of any improvements or landscaping within the easement.

**Ordinance**

## C. Drainage Easement:

- (1) Drainage and flood control easements shall be dedicated to the City to the limits of inundation for all vista corridor washes, for all washes having a discharge rate of 50.00 cfs or more, for all FEMA regulatory floodways to the extent of the 100-year base flood elevation, and for all stormwater storage basins. The plat shall state that all drainage and flood control easements shall be dedicated to the City with maintenance responsibility for drainage facilities and detention basins to be that of the property owner and/or the Homeowners Association.

## D. Waterline and Sanitary Sewer Easements:

- (1) Before the issuance of any building permit for the site, the developer shall dedicate to the City, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual, all water and sewer easements necessary to serve the site.

## E. Public Utility Easement:

- (1) An 8-foot wide public utility easement shall be dedicated along both sides of internal streets. The 8-foot wide easements may be reduced or eliminated upon approval of the public utility companies.

## F. An Natural Area Open Space Easement (NAOS):

- (1) A NAOS easement shall be dedicated to the City of Scottsdale for all areas designated as NAOS.

**Other****DRB Stipulations**

15. *This Preliminary Plat is subject to approval of the application for Stormwater Storage Waiver by the City of Scottsdale Final Plans Review Staff.*
16. *With the Stormwater Storage Waiver and Drainage Report, the applicant shall include narrative and diagrams to explain restoration of the historic flows for the existing 50 cfs tributaries on northern part of site that have been cut-off by existing development.*

## **Final Improvement Plan Requirements**

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### **PLANNING**

#### **Entry Feature Design**

##### **DRB Stipulations**

17. *The entry feature design shall be in conformance with the drawings provided by Integrated Environments Studio, LLC dated 10/05/05 by City staff. The applicant, in e-mail to City staff dated 12/22/05, withdrew the proposal for perimeter walls shown on those drawings and perimeter walls are not approved in this request.*
18. *All vertical gates and walls of the entry feature shall be submitted for Staff Approval after Development Review Board Study Session consultation and prior to the submittal of any construction documents for Final Plans review. The horizontal entry feature plan is approved with this preliminary plat application.*
19. *All entry feature improvements must be made within the private right-of-way (Tract A as shown on preliminary plat) for the subdivision.*
20. *No walls shall be placed within a public utility easement (P.U.E.).*

##### **Ordinance**

- G. No exterior paint color shall be used that exceeds a Light Reflective Value (LRV) of 35 percent.
- H. No exterior paint color shall be used that exceeds a value of six (6) and a chroma of six (6) as indicated in the Munsell Book of Color on file in the Planning Department.
- I. *If proposed, the Developer shall provide a wall design that conforms to the Zoning Ordinance requirements for individual building envelope walls, locating the wall outside of the Natural Area Open Space and providing 15-foot setbacks from side lot lines unless adjacent to Natural Area Open Space that is contained within a Tract. Such walls shall be approved at the time of Final Plans review by Final Plans review staff.*
- J. *Walls placed along the Pima Road scenic corridor shall not exceed a height of seven feet four inches (7'-4") measured from natural grade.*

#### **Natural Area Open Space (NAOS)**

##### **DRB Stipulations**

21. Any NAOS that is dedicated over a Public Utility Easement shall be counted as revegetated NAOS.
22. NAOS shall not be dedicated within 5-feet of any building
23. NAOS areas dedicated within 10-feet of any building shall be considered revegetated NAOS.
24. NAOS areas dedicated within 5-feet of any wall shall be considered revegetated NAOS.

#### **Construction (Building) Envelope Exhibit**

##### **DRB Stipulations**

25. Add the following note on the final construction envelope exhibit: "Modification to the building envelope exhibit shall require the approval of the Development Review Board."
26. *Areas of drainage easements, scenic corridor/trail easement, NAOS, and areas within the 100-year high water elevation (HWE) of any wash of 50 cubic feet per second (cfs) or greater pre-development flow shall not be included within the building envelope of any lot.*

**Ordinance**

- K. The developer shall provide a separate dimensioned construction envelope exhibit with the improvement plan review.

**Landscape Design****DRB Stipulations**

27. Upon removal of the salvageable native plants the salvage contractor shall submit completed Native Plant Tracking Form as well as a list identifying the tag numbers of the plants surviving salvage operations to the City's Inspection Services Unit within 3 months from the beginning of salvage operations and/or prior to the issuance of the Certificate of Occupancy.
28. Salvaged vegetation shall be incorporated into the landscape design.
29. Provide the following note: Area within a sight distance triangle shall be clear of landscaping, signs, or other visibility obstructions with a height greater than 2 feet. Trees within a sight distance triangle shall have a canopy that begins at 7 feet in height upon installation. All heights are measured from nearest street line.
30. All roadway tracts shall be landscaped and maintained by the developer and/or homeowner association.
31. No trees shall be planted in a public utility easement or within seven (7) feet of water or sewer line.
32. All species shall be selected solely from the City of Scottsdale Indigenous Plants for Environmentally Sensitive Lands plant list.
33. *With final plans submittal provide landscape plans that show the type, size and quantity of plant material to be used in areas previously scarred by current development on the site.*

**Ordinance**

- L. Fifty percent of trees shall be mature, as defined in Article III of the Zoning Ordinance. Indicate both the compliant caliper and industry standard box size for that caliper in the plant palette.

**Exterior Lighting Design****DRB Stipulations**

34. No lighting shall be permitted in dedicated NAOS easements, and scenic corridor easements.
35. All exterior luminaries shall meet all IESNA requirements for full cutoff, and shall be aimed downward and away from property line, except path and landscape lighting.
36. Incorporate into the project's design, the following:
- Entry Feature Design
- a. Fixtures shall be a flat black or dark bronze finish.
  - b. Path light fixtures shall utilize an incandescent, halogen incandescent, or compact fluorescent lamps source.
- Landscape Lighting
- c. All landscape lighting directed upward shall utilize the extension visor shields to limit the view of the lamp source.
  - d. Fixtures shall be a flat black or dark bronze finish.
  - e. Landscaping lighting shall only be utilized to accent plant material.
  - f. All landscape lighting directed upward, shall be aimed away from property line.
  - g. The landscape lighting lamp shall be an incandescent or halogen incandescent source, and shall not exceed 50 watts.
  - h. The landscape lighting lamp shall be an incandescent or halogen incandescent source.

Path lighting

- i. Path light fixtures shall meet all IESNA requirements for cutoff.
- j. Fixtures shall be a flat black or dark bronze finish.
- k. Path light fixtures shall utilize an incandescent, halogen incandescent, or compact fluorescent lamps source.

**Ordinance**

- M. The landscape light lamps shall not exceed 15 watts.
- N. Building mounted light lamp shall not exceed 50 watts for incandescent and florescent lighting sources, 25 watts for halogen, 10 watts for metal halide, and 1 watt for LED lighting sources.
- O. Building mounted lighting shall not exceed a height of 6-feet.
- P. The path light lamps shall not exceed 50 watts for incandescent and florescent lighting sources, 25 watts for halogen, 10 watts for metal halide, and 1 watt for LED lighting sources.

**Additional Planning Items**

**DRB Stipulations**

- 37. Flagpoles, if provided, shall be one piece, conical, and tapered.
- 38. As part of the sales of any residential lot adjacent to a public trail, path, or commercial property, the developer shall require the purchaser to sign an acknowledgement that the property is adjacent to a public trail, path, or commercial property.

**ENGINEERING**

**Drainage And Flood Control**

**DRB Stipulations**

- 39. Demonstrate consistency and conformance with accepted drainage plans and reports from Section I, Applicable Engineering Documents and Plans.
  - a. Any conceptual or substantial changes not consistent with the Baraca Estates preliminary Drainage report; prepared by Kimley-Horn and Associates, Inc., dated 10-05-05, shall require an addendum to this Drainage report, subject to review and approval by the city staff.
  - b. Addendum generated shall be added to the appendix of the Baraca Estates Final Drainage Report.
  - c. The developer shall submit two (2) hard copies and one (1) compact disc copy of complete final plans/reports prior to final City of Scottsdale approval of the improvement plans.
- 40. Basins shall be designed such that the depth of water does not exceed 3 feet for all storm frequencies up to the 100 year 2 hour event.
- 41. Basin side slopes shall not exceed 4:1 (ratio of 4 feet horizontal to 1 foot vertical) wherever practical. Side slopes greater than 4:1 may be used to lessen disturbance to the site. All basins shall have some portion of their perimeter at a side slope that does not exceed 4:1.
- 42. Basins shall be designed to have positive outfall whenever practical. When positive outfall cannot be provided, then mechanical means shall be used to drain the basin. Percolation, including dry wells, shall not be allowed. Provide bleed-off calculations that demonstrate the discharge rate and the time to drain.
- 43. All 404 jurisdictional delineations shall be shown on the final improvement plans and the final drainage report drainage exhibit/plan. All areas of disturbance shall be clearly noted. A completed 404 Certification Form shall be submitted with final improvement plans. A copy of the 404 permit from the U.S. Army Corps of Engineers, including an exhibit showing the delineations, shall be

submitted prior to approval of final improvement plans. Limits of disturbance and other conditions must be in conformance with the 404 permit.

44. All onsite erosion protection and floodwalls necessary to protect residential structures from flooding, within a given parcel, shall be constructed as infrastructure improvements for that parcel, even if they are located in a different parcel, prior to the issuance of building permits in that parcel.
45. Provide positive drainage away from walks and curbs along all streets.
46. Riprap shall be native indigenous stone.
47. All exposed cut and fill shall be treated with eonite or equivalent.

#### **Ordinance**

- Q. On-site storm water storage is required for the full 100-year, 2-hour storm event. The design of the storage basin capacity shall account for any proposed landscaping improvements. The landscaping improvements within the basins shall not reduce the capacity of the basins under the required volume.
  - (1) Basin bleed-off rates shall be set so that the storage basins do not drain completely in less than 24 hours. In all cases, storage basins must drain completely within 36 hours.
  - (2) Infiltration of storm water through the basin floor is not acceptable as the sole means of draining the basin. Storm water storage basins should be designed to meter flow to the historic out-fall point. Where an historic out-fall point does not exist (or metering is not possible), other methods of discharge such as pumps, etc. may be considered. Dry wells shall not be used.
  - (3) Storm water storage basins may not be constructed within utility easements or dedicated right-of-way (exceptions may be granted with written approval from appropriate utility company).
  - (4) Off-site runoff must enter and exit the site as it did historically.
  - (5) All development shall be designed to satisfactorily convey the 100-year peak discharge through the site without significant damage to structures.
- R. If full storage of the 100 year, 2 hour storm event is not provided, then application for a Storm water Storage Waiver for this development must be submitted to the One Stop Shop. Approval of the Storm water Storage Waiver by the City's Storm water Management Division will be required, and must be obtained prior to submittal of final improvement plans or final plat.
- S. Other Storm water Storage:
  - (1) Underground storm water storage is prohibited unless approval is obtained from the City's Floodplain Administrator.
  - (2) Drywells are not allowed.
- T. Street Crossings:
  - (1) Watercourse crossings for roads shall be designed to provide for 100-year access to all lots by at least one route. Accessibility will be considered to exist if it can be shown by the engineer that at the time of the peak flow, the depth of flow over the road will not be greater than 1 foot.

**Roadway, Intersection, And Access Design****DRB Stipulations**

48. Streets and other related improvements:

<b>STREET NAME</b>	<b>STREET TYPE</b>	<b>ROADWAY IMPROVEMENT</b>	<b>CURB TYPE</b>	<b>BIKE PATH, SIDEWALK, TRAILS</b>
Pima Road	Major arterial (Rural)	As outlined in D.S. & P.M.	Vertical	8-foot wide trail within Scenic Corridor Easement
Hawknest Road	Local Collector	12' center line to face of curb	1.5' ribbon or roll	8-foot wide trail within Scenic Corridor Easement; None outside of Scenic Corridor Easement
Woodley Way	Local Residential	11' center line to face of curb	1.5' ribbon or roll	8-foot wide trail within Scenic Corridor Easement; None outside of Scenic Corridor Easement
Internal Street (Private)	Local Residential	22' face of curb to face of curb	1.5' ribbon or roll	None.

49. Where a gated entrance is proposed, the developer shall design and construct the gated entrance in conformance with Figure 8.1-1 of the City's Design Standards and Policies Manual.
50. The internal streets shall be private. The private street tracts shall be dedicated to provide emergency and service vehicle access and public utility construction and maintenance.
51. The developer shall contact the City's Transit Coordinator with the Transportation Department at 480-312-7696 about all transit facilities required to be constructed with the proposed development, including the construction of bus shelters.

**Ordinance**

- U. The developer shall submit a detailed striping and signage plan with final plans. The striping and signage plan shall include all existing improvements and striping within 300 feet of the limits of construction, and all signs, striping, or other traffic control devices proposed to accommodate phased and ultimate construction.
- V. Public streetlights shall be installed in accordance with City of Scottsdale Revised Code, Section 48-149. The developer shall be responsible for coordinating a street layout and cost estimate with the utility company. Building permits may not be issued until all street light arrangements (including fee requirements) have been made.

**Refuse****DRB Stipulations**

52. If individual (80-gallon) refuse containers are not planned for the development, the site's trash enclosures shall be constructed to City of Scottsdale's Refuse Enclosure detail.

**Ordinance**

- W. Refuse collection methods, i.e., site plan circulation will be approved at final plan review.
- X. Refuse collection can be provided by the City of Scottsdale's Sanitation Division, at 480-312-5600.

**Water And Wastewater Stipulations**

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all-inclusive of project requirements.

**DRB Stipulations**

53. BASIS OF DESIGN REPORT (WATER). With the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall submit a copy of the approved basis of design report and plan to the One Stop Shop in Development Services. The report must be approved by the Water Resources Department **before** the developer submits the improvement plans to the One Stop Shop. The basis of design report shall conform to the Design Standards and Policies Manual. In addition, the basis of design report and plan shall:
- Identify the location, size, condition and availability of existing water lines and water related facilities such as water valves, water services, fire hydrants, back-flow prevention structures, etc.
  - Identify the timing of and parties responsible for construction of all water facilities.
  - Include a complete description of requirements relating to project phasing.
  - Identify the location of required pressure reducing valve locations as applicable, and provide the results of a pressure flow test.
54. BASIS OF DESIGN REPORT (SANITARY SEWER). ). With the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall submit a basis of design report and plan to the One Stop Shop in Development Services. The report must be approved by the Water Resources Department before the developer submits the improvement plans to the One Stop Shop. The basis of design report shall conform to the Design Standards and Policies Manual. In addition, the basis of design report and plan shall:
- Identify the location of, the size, condition and availability of existing sanitary sewer lines and wastewater related facilities.
  - Identify the timing of and parties responsible for construction of all sanitary sewer facilities.
  - Include a complete description of requirements relating to project phasing.
  - Clearly identify water sampling station locations as applicable.
55. APPROVED BASIS OF DESIGN REPORTS. **Before** the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall have obtained approval of the Basis of Design Reports for Water and Wastewater.
56. Whenever looped or outfall lines are required outside the roadway prism, the lines shall be located in a tract (not on a lot) with a 20' water/sewer easement overlaying the alignment. These alignments shall be graded and maintained in a manner that allows access for maintenance purposes, in accordance with the City's Design Standards and Policies Manual.
57. Where walls cross or run parallel with public water mains, public sewer mains, or public fire lines the following shall apply:
- For walls constructed parallel to these pipes, the walls shall be a minimum of six (6) feet from the outside diameter of the pipe.
  - For walls constructed across or perpendicular to these pipes, the walls shall be constructed with gates or removable wall panels for maintenance and emergency access.



**Water****Ordinance**

- Y. The water system for this project shall meet required health standards and shall have sufficient volume and pressure for domestic use and fire protection.

**Wastewater****Ordinance**

- Z. Privately owned sanitary sewer shall not run parallel within the waterline easement.

**Bridge/Wash Crossing And Head Wall Design****DRB Stipulations**

58. All concrete headwalls and drainage structures shall be integrally colored to blend with the colors of the surrounding natural desert.
59. Bridges:
- a. All drainage crossings, including any configuration of box culverts or pipes that span 20 feet or more (as measured along the roadway centerline) shall be subject to review and approval by City staff.

**Construction Requirements**

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**As-Builts****DRB Stipulations**

60. Improvement plans that document all ongoing construction, including, but not limited to, field changes, as-built locations, or other modifications, shall be maintained at the construction site, and shall be made available to City staff for review upon request.
61. City staff may request the developer to submit as-built plans to the Inspection Services Division prior to acceptance of construction, or within one year from the date of acceptance.
62. As-built plans shall be certified in writing by a registered professional civil engineer, using as-built data from a registered land surveyor.
63. As-built plans for drainage facilities and structures shall include, but are not limited to, streets, lot grading, storm drain pipe, valley gutters, curb and gutter, flood walls, culverts, inlet and outlet structures, dams, berms, lined and unlined open channels, storm water storage basins, underground storm water storage tanks, and bridges, as determined by city staff.

**Summary Of Development Standards**

December 28, 2005

<b>Subdivision Name</b>	<b><i>Baraca Estates</i></b>			
<b>Zoning</b>	R1-43 ESL			
	<b>Ordinance Requirements</b>	<b>Maximum Reduction Allowed</b>	<b>Amended Standards</b>	<b>(%) Proposed Reduction</b>
Min. Lot Area	43,000 sf	25%	32,250	25%
Min. Lot Width				
Standard Lot	150 ft	25%	130 ft	13%
Flag Lot	N/A	N/A	20 ft	N/A
Maximum Building Height	24 ft	N/A	24 ft	N/A
Min. Yard Setbacks				
Front Yard				
Front (to face of building)	40 ft	25%	30 ft	25%
Front (to face of garage)	40 ft	25%	30 ft	25%
Front (corner lot, side street)	40 ft	25%	30 ft	25%
Front (corner lot, adjacent to key lot, side street)	40 ft	25%	30 ft	25%
Front (double frontage)	40 ft	25%	30 ft	25%
Side Yard				
Minimum	20 ft	25%	15 ft	25%
Minimum aggregate	40 ft	25%	30 ft	25%
Rear Yard				
Standard Depth	35 ft	25%	27 ft	25%
Min. Depth (% of difference which can be occupied)	N/A	N/A	N/A	N/A
Patio*	N/A	N/A	N/A	N/A
Distance Between Buildings (Min)				
Accessory & Main	10 ft	25%	10 ft	0%
Main Buildings/Adjacent Lots	40 ft	25%	30 ft	25%
Maximum Wall Height				
Front	3 ft	N/A	3 ft	N/A
Side	8 ft	N/A	8 ft	N/A
Rear	8 ft	N/A	8 ft	N/A
Corner side not next to key lot	8 ft	N/A	8 ft	N/A
Corral fence height (on prop line)	6 ft	N/A	6 ft	N/A
Development Perimeter Setbacks				
Notes & Exceptions				
See Legislative Draft for approved Development Standards.				